

RECEIVED AND FILED
FOR POSTING
At 10:04 O'Clock A M.
MAY 21 2026
JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS
N. B. [Signature] Deputy

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX05000006-26-1

APN R000044858

TO No 260147528-TX-RWI

NOTICE OF FORECLOSURE SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on September 22, 2021, JIMMIE RICHARD FOSTER AND WIFE, BARBARA FOSTER, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL H. PATTERSON as Trustee, INTERBANK as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$83,100.00, payable to the order of Greenway Mortgage Funding Corporation as current Beneficiary, which Deed of Trust recorded on September 22, 2021 as Document No. 00001867 in Book 2206, on Page 514 in Stephens County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE **EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000044858

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Greenway Mortgage Funding Corporation, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2026 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Stephens County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Stephen County Courthouse, 200 West Walker, Breckenridge, TX 76424, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Greenway Mortgage Funding Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Greenway Mortgage Funding Corporation's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009

of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

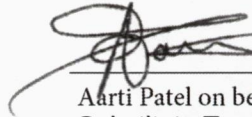
Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Auction.com, LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Starr Meehan, Authorized Signatory



Aarti Patel on behalf of Auction.com, LLC
Substitute Trustee(s)

Dated: May 20, 2026

Dated: May 20, 2026

Certificate of Posting

My name is Lynne Holidan

and my address is c/o 17100 Gillette Avenue Irvine, CA 92614

I declare under penalty of perjury that on 5/21/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Stephens County Clerk and caused it to be posted at the location directed by the Stephens County Commissioners.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

TS No TX05000006-26-1

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TO No 260147528-TX-RWI

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"
(Legal Description)

0.444 acres of land out of the southwest part of Kiper's Place Addition of Tract 1 of the Walker-Caldwell Subdivision of the South ½ of Section 23 Block 5, T. & P. RR. Co. Lands, Stephens County, Texas, and being the same land as described in deed recorded in Volume 1941 Page 297, Official Public Records, Stephens County, Texas.

BEGINNING at a ½" iron pin set in the north line of U. S. Highway 180 and the east line of the tract described in Volume 1941 Page 297 from which the southwest corner of Lot 4 Kiper's Place Addition bears S 74°49'02" E 107.50' and S 15°10'58" W 20.0';

THENCE N 74°49'02" W with the north line of U. S. Highway 180 a distance of 107.50' to a ½" iron pin set in the west line of the tract described in Volume 1941 Page 297 for the southwest corner of this tract;

THENCE N 15°10'58" E a distance of 180.00' to a fence corner found for the northwest corner of the tract described in Volume 1941 Page 297 and being the northwest corner of this tract;

THENCE S 74°49'02" E a distance of 107.50' to a point from which a fence corner bears S 89°29'43" W 0.59' for the northeast corner of the tract described in Volume 1941 Page 297, the northwest corner of the tract described in Volume 2067 Page 270, and being the northeast corner of this tract;

THENCE S 15°10'58" W with the east line of the tract described in Volume 1941 Page 297 and the west line of the tract described in Volume 2067 Page 270 a distance of 180.00' to the place of beginning and containing 0.444 acres of land.